

139.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

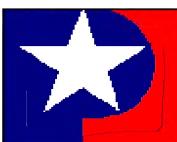
Total Card / Total Parcel

USE VALUE:

1,139,800 / 1,139,800

ASSESSED:

1,139,800 / 1,139,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STANGE ERIC K ETAL/ TRS	
Owner 2: COSTANGE REALTY TRUST	
Owner 3:	

Street 1: 26 WOODLAND STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: STANGE ERIC K -

Owner 2: COSTA BARBARA M -

Street 1: 26 WOODLAND STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Wood Shingle Exterior and 2831 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6592	Sq. Ft.	Site			0	90.	0.94	10									555,986						556,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value									
101	6592.000	580,300	3,500		556,000	1,139,800									
Total Card	0.151	580,300	3,500		556,000	1,139,800			Entered Lot Size						
Total Parcel	0.151	580,300	3,500		556,000	1,139,800			Total Land:						
Source:	Market Adj Cost		Total Value per SQ unit /Card:		402.61	/Parcel: 402.61			Land Unit Type:						

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	101	FV	580,300	3500	6,592.	556,000	1,139,800		Year end	12/23/2021				
2021	101	FV	563,500	3500	6,592.	556,000	1,123,000		Year End Roll	12/10/2020				
2020	101	FV	563,500	3500	6,592.	556,000	1,123,000		Year End Roll	12/18/2019				
2019	101	FV	413,200	3500	6,592.	586,900	1,003,600	1,003,600	Year End Roll	1/3/2019				
2018	101	FV	413,200	3500	6,592.	432,400	849,100	849,100	Year End Roll	12/20/2017				
2017	101	FV	413,200	3500	6,592.	413,900	830,600	830,600	Year End Roll	1/3/2017				
2016	101	FV	413,200	3500	6,592.	383,000	799,700	799,700	Year End	1/4/2016				
2015	101	FV	390,500	3500	6,592.	321,200	715,200	715,200	Year End Roll	12/11/2014				

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
STANGE ERIC K,	77116-65	1	3/2/2021	Convenience			1	No	No								
STANGE ERIC K/T	77107-207	1	3/2/2021	Convenience			1	No	No								
STANGE ERIC K/E	64800-338		1/5/2015	Convenience			99	No	No								
WOOD BARBARA	24941-512		10/21/1994			330,000	No	No	Y								

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
9/17/2015	1354	Re-Roof	12,080	9/17/2015				Strip and re-roof.	11/4/2015	Permit Insp	PC	PHIL C	
3/28/2006	208	Redo Bat	16,000	C		G8	GR FY08	RENO F & 1/2 BTHs	11/19/2008	Meas/Inspect	355	PATRIOT	
4/29/1999	247	Manual	5,000	C				REPLACE PORCH	6/13/2006	Permit Visit	BR	B Rossignol	
10/17/1994	550		63,940	C				19X11 ADD +BATH	4/5/2000	Inspected	264	PATRIOT	
									11/10/1999	Measured	264	PATRIOT	
									10/19/1995		PM	Peter M	

Sign: VERIFICATION OF VISIT NOT DATA / /

